

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 13, 2013**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice –Chairperson
William Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	TwP Manager

Also in attendance at this meeting was Bert Nye of Red Barn Consulting, Brent McFeaters of Matthew & Hockley Assoc as well as some members of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the April 8, 2013 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

There were no comments this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Robert D. Yancey Subdivision Plan (lot additions) Date Submitted: 2/27/2013

Location/Zoned: Ebenezer Rd/ C2A

Chp Martin reminded the Members this plan had been reviewed at the last few meetings. All Legal Descriptions have been provided and accepted. The Municipal Authority has reviewed and approved the sewer issues relating to the plan. Lebanon County Planning has provided a letter of recommendation for the lot additions proposed. The Commission briefly discussed the plan and then took action.

MOTION was made and seconded to recommend approval of the Robert Yancy Subd Plan. Motion was unanimously carried.

MOTION was made and seconded to approve the Non-Building Declaration and Planning Waiver for the Robert Yancy Subd Plan. Motion was unanimously carried.

PLANS ON HOLD WITH LCPD

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There is nothing new to report on this plan. Act 87 of 2012 lengthens the time period for approvals under the Permit Extension Act to July 2, 2016. Therefore we continue to carry this plan on the agenda until such time as the plan is approved, withdrawn or expiration of this date.

B.) Dale Brubaker Land Dev Plan

Date Submitted: 2/14/2013

Location/Zoned: Long Ln/Ag

The Brubaker Plan had been discussed at last month's meeting. Bert Nye was present for another issue and offered to provide an update on the Brubaker Plan. One of the issues discussed had been the truck traffic patterns. Nye provided truck traffic templates for the Commission to review pertaining to the turning radius issues. He stated there is plenty of ample turning room for these trucks. A description of the proposed plans for the paving of the first 15 ft of the driveway and the materials that will be used was given. All requirements will have been met pertaining to the turning radius.

One of the issues still being worked on with Rick Bolt is the stormwater issues. Once all those issues have been addressed to satisfaction the plans are expected to be here next month for a recommendation. As the Twp does not issue conditional approvals, Mr. Brubaker is hoping to get his NPDES permit to start earth moving activities in order to get the concrete footers ready for the poultry barns. Nye said he is asking if there would be any objections to this plan. He will carry any concerns back to Brubaker. Chp Martin questioned erosion controls being put into place before any earth moving begin. Nye confirmed yes that would happen according to the NPDES permit. Bert Nye stated the pads would take about a 3 week period to complete.

Member Smeltzer said he can see no reason to hold up the pad project as the NPDES permit would be accomplished. It would be Brubaker's risk, not the Twp's. Bert Nye said all 3 poultry barns will be listed on the permitting. However there will only be 2 barns constructed initially, with the 3rd barn being constructed at a later date.

RECEIVING NEW PLANS**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev Phase II & III**

This plan is for Always Bagels located at the Lebanon Rails Business Park. Stormwater will need to be addressed along with this expansion project. A rail access will be developed as part of the expansion also. Mgr Grumbine had spoken to Lebanon County Planning who indicated they had just received the plan and not had the opportunity to review as of yet.

The Commission took some time to review the proposed plans for the expansion of this facility. Part of the rail access will involve easement agreements which will need to be worked out. Valspar will be involved with the rail access process. The ongoing traffic studies will need to be reviewed as part of this plan.

MOTION was made and seconded to receive the Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/Land Dev Phase II & III Plan. Motion was carried unanimously.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Regional Comprehensive Plan – June 6 @ 6PM - LGI Cedar Crest High School**

Members asked Mgr Grumbine if she knows what the other municipalities have done as far as reviewing the draft. Mgr Grumbine said she had been told there were a few comments returned that might require the Plan to be "tweaked" a bit.

B.) Bert Nye – Red Barn Consulting; Larry Martin – Upgrade of Chicken Operation (sketch plan)

Bert Nye explained that Mr. & Mrs. Larry Martin own a poultry operation at 102 Morrissey Drive. Currently the operation contains 2 high rise poultry barns and the Martins want to update to single story poultry barns. A five year time period is suggested for the changeover.

The Martins also operate a swine barn to the rear of the poultry barns. The operation is 100% manure export. The proposed plan is to operate the poultry barns while the new barns are being constructed. Within a 5-year time period the swine operation would be phased out.

After a consultation with LCPD, Nye stated there are 2 concerns that must be discussed with the Twp. There is a requirement regarding the acreage for what would be considered Intensive Ag. The requirement states 50 acres and the Martins have 35.84 acres.

Member Smeltzer questioned the requirement of ratio of birds per acre. Nye responded 50 acres is required to be defined as an Intensive Ag operation. Smeltzer asked for confirmation that this operation will be a manure export facility. Nye repeated it is and will be a 100% export operation. Smeltzer questioned the number of buildings: 2 new buildings to be built with 3 existing buildings and then the swine building to be demolished. Mr. Martin replied he is hoping to maintain a portion of the swine barn to be utilized for storage of equipment but the swine operation would cease to exist. Nye said this information would be recorded on the plan. The final hope is to utilize the existing concrete pads from the existing barns but everything else would be demolished.

Another issue will be the 200 ft setback not being met when constructing the new buildings. Nye stated this will become more of an issue as the older buildings will be maintained until the new barns are constructed. Bert Nye explained that a meeting has been scheduled with the Twp Solicitor to discuss some of the newer trends in the farming operations and the need for Ordinance revisions.

Member Sattazahn questioned the setback being less than 200 ft and how it might affect the truck traffic and turning radius. Nye stated this issue was reviewed to see what differences there would be and there will not be a problem meeting the traffic requirements as there will be turn a-rounds created on the property and a location to the rear of the barns for trucks to turn around.

Member Smeltzer said he has a real concern about the setbacks being waived. He expressed concern about setting a precedent for these types of situations. A discussion followed pertaining to the area and the various scenarios that could arise in the future.

Chp Martin asked about stormwater issues. Nye responded Lebanon County Conservation will be reviewing the water issues. He predicted that the water would be directed to the creek that runs to the rear of the property.

During discussion with the Zoning Officer, it was unclear how the Twp would react to the proposal from the Martins. Nye said he is looking to gain some input from the Commission tonight to take along to a scheduled meeting with Sol Wolf and Mgr Grumbine regarding State regulations and Twp regulations.

Larry Martin – Upgrade of Chicken Operation (con't)

The Nutrient Management Plan is what contains the setbacks for the locations and placement of the buildings and works “hand-in-hand” with the Odor Management Program. These will be topics that will be discussed with Sol Wolf and Mgr Grumbine during their meeting.

Bert Nye asked the Commission to relay any concerns or thoughts they might have on these topics to Sol Wolf and Mgr Grumbine in order to be able to review the requirements. He explained the intention is then to come back to the Twp with the plan submission for the Martins. Member Smeltzer said he thought it was a good idea to have the meeting with Sol Wolf and review a lot of these issues.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary